157.0	0009	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	800,000 / 800,000
					USE VALUE:	800,000 / 800,000
					ASSESSED:	800,000 / 800,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIELDS EDWIN S
Owner 2:	CHURCHILL ELIZABETH L
Owner 3:	
Street 1:	268 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORVI CHRISTOPHER/SUZANNE -
Owner 2:	-
Street 1:	268 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1641 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	380,000		420,000	800,000
Total Card	0.138	380,000		420,000	800,000
Total Parcel	0.138	380,000		420,000	800,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.43 | /Parcel: 487.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105120
GIS Ref
GIS Ref
Insp Date 12/02/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,100	0	6,000.	420,000	800,100	800,100	Year End Roll	12/18/2019
2019	101	FV	281,000	0	6,000.	420,000	701,000	701,000	Year End Roll	1/3/2019
2018	101	FV	281,000	0	6,000.	354,000	635,000	635,000	Year End Roll	12/20/2017
2017	101	FV	281,000	0	6,000.	324,000	605,000	605,000	Year End Roll	1/3/2017
2016	101	FV	281,000	0	6,000.	276,000	557,000	557,000	Year End	1/4/2016
2015	101	FV	234,200	0	6,000.	240,000	474,200	474,200	Year End Roll	12/11/2014
2014	101	FV	234,200	0	6,000.	222,000	456,200	456,200	Year End Roll	12/16/2013
2013	101	FV	234,200	0	6,000.	211,200	445,400	445,400		12/13/2012

!12354!

PRINT

Date	Time
12/11/20	02:26:59

LAST REV

Date	Time
06/09/16	16:24:10

ekelly

PAT ACCT. 12354

USER DEFINED

Prior Id # 1:	105120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORVI CHRISTOPH	48845-210		1/17/2007		490,000	No	No		
MORACZEWSKI JOS	33121-412		6/25/2001		415,000	No	No		
FORD WILL	31757-374		8/28/2000		379,900	No	No		
KENNEY BARBARA	26986-534		1/14/1997		243,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	475	Insulate	4,477					
1/30/2015	113	Renovate	38,280					Expand 1st fl bath
3/22/2006	190	Re-Roof	5,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
12/3/2008	MLS	MM	Mary M
12/2/2008	Meas/Inspect	355	PATRIOT
3/19/2007	MLS	HC	Helen Chinal
9/8/2001	MLS	MM	Mary M
1/28/2000	Inspected	276	PATRIOT
12/2/1999	Measured	268	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	177.721
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466772
Depreciation:	86820
Depreciated Total:	379952

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

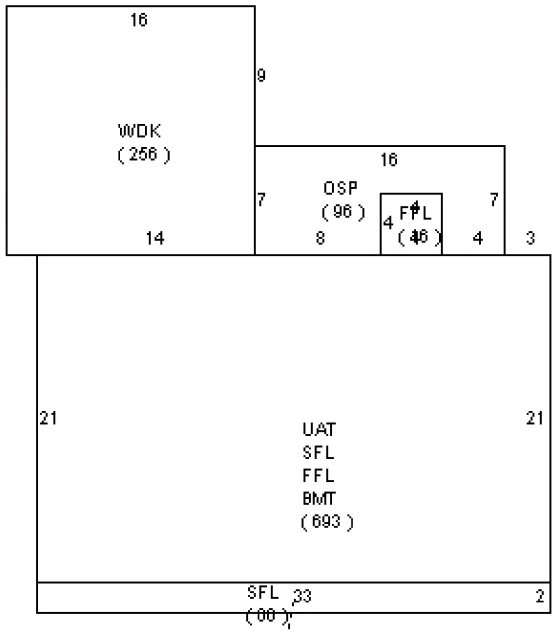
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	195.49
Special Features:	0	Val/Su Net:	141.47
Final Total:	380000	Val/Su SzAd	258.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	759	177.720	134,890
FFL	First Floor	709	177.720	126,004
BMT	Basement	693	66.650	46,185
WDK	Deck	256	9.660	2,473
UAT	Upper Attic	173	71.090	12,316
OSP	Screen Porch	96	36.140	3,469

Net Sketched Area:	2,686	Total:	325,337
Size Ad	1468	Gross Are	3206	FinArea	1641
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	